141.0	0003	0019.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	776,400 /	776,400
					USE VALUE:	776,400 /	776,400
					ASSESSED:	776,400 /	776,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENTHAL MARK BARRY--ETAL	
Owner 2:	STETSON JAN KAREN	
Owner 3:		
Street 1:	62 WALNUT STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .226 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1456 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9834.000	269,300	6,600	500,500	776,400
Total Card	0.226	269,300	6,600	500,500	776,400
Total Parcel	0.226	269,300	6,600	500,500	776,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.24 | /Parcel: 533.24

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 141.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,300	6600	9,834.	500,500	776,400		Year end	12/23/2021
2021	101	FV	261,000	6600	9,834.	500,500	768,100		Year End Roll	12/10/2020
2020	101	FV	261,100	6600	9,834.	500,500	768,200	768,200	Year End Roll	12/18/2019
2019	101	FV	210,800	6600	9,834.	500,500	717,900	717,900	Year End Roll	1/3/2019
2018	101	FV	215,000	6600	9,834.	443,300	664,900	664,900	Year End Roll	12/20/2017
2017	101	FV	215,000	6600	9,834.	371,800	593,400	593,400	Year End Roll	1/3/2017
2016	101	FV	215,000	6600	9,834.	371,800	593,400	593,400	Year End	1/4/2016
2015	101	FV	209,800	6600	9,834.	321,800	538,200	538,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10906

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16209-300		6/1/1985		168,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2013	194	Solar Pa	19,501					
7/20/2005	636	Re-Roof	6,300			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
3/16/2018	Inspected	PH	Patrick H
3/9/2018	TTL REFUSAL	HS	Hanne S
10/23/2008	Meas/Inspect	345	PATRIOT
12/1/1999	Mailer Sent		
11/23/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9834		Sq. Ft.	Site		0	70.	0.73	8									500,514						500,500	

Total AC/HA:	0.22576	Total SF/SM:	9834	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	500,514	Spl Credit		Total:	500,500

User Acct

90788

GIS Ref

GIS Ref

Insp Date

03/16/18

!10906!

PRINT

Date	Time
12/30/21	11:34:18

LAST REV

Date	Time
04/23/18	11:36:08
apro	

USER DEFINED

Prior Id # 1:	90788
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99843144
Adj $ / SQ:	175.225
Other Features:	66500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365912
Depreciation:	96601
Depreciated Total:	269311

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

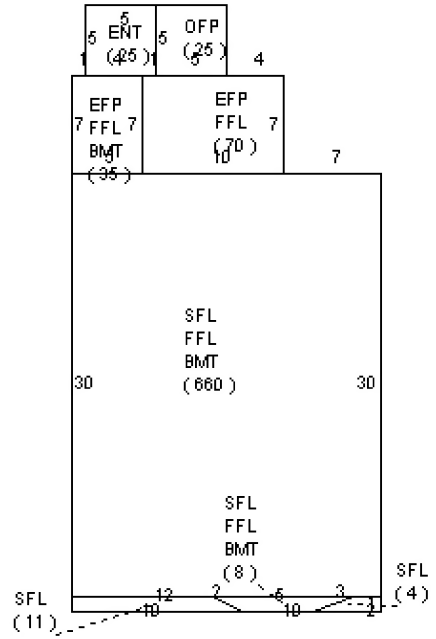
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.22
Special Features:	0	Val/Su Net:	116.38
Final Total:	269300	Val/Su SzAd	184.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	773	175.220	135,449
BMT	Basement	703	52.570	36,955
SFL	Second Floor	683	175.220	119,678
EFP	Enclos Porch	105	53.070	5,572
ENT	ENTRY	25	26.360	659
OFP	Open Porch	25	43.930	1,098

Net Sketched Area:	2,314	Total:	299,411
Size Ad	1456	Gross Area	2314	FinArea	1456
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X26	A	AV	1947	19.37	T	40	101			6,600			6,600

More:	N	Total Yard Items:	6,600	Total Special Featues:		Total:	6,600

IMAGE

AssessPro Patriot Properties, Inc